1. Final Agenda
   Documents:
   FINAL - 06-16-2020.PDF

2. Action Agenda
   Documents:
   ACTION AGENDA - 06-16-2020.PDF
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

VIRTUAL MEETING to be held via Zoom

Please use the link below to view, listen, and/or participate in this meeting:
https://greenwichct.zoom.us/j/91490207380?pwd=eFUrjdhOdhhRUUVzU3Y2dIVnbH2TQT09
Password: 0518864

Or you may listen, and/or participate in this meeting by calling the following:
By Telephone: +1 (646) 518-9805
Webinar ID: 914 9020 7380
Password: 0518864

JUNE 16, 2020

FINAL AGENDA

REGULAR MEETING 5:00 PM

1. DISCUSSION ITEMS:
   a. 7 Finney Knoll, Lot #4 – 10’ wide Planting Strip; Revision to current approved planting plan dated 2/15/2006 by Studer Design Associates for the 10-foot-wide planting strip, approved as part of Final Subdivision # 1689, with the proposed landscape design by Troy’s Garden Nurseries, “Landscape Plan, Revision No. 5” dated 4/24/2020 and proposed drainage solution by Rocco V. D’Andrea, Inc. as noted on the Improvement Location Survey (ILS) dated 4/22/2020.
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2. Greenwich Ave Properties, LLC; application PLPZ 2020 00054, for a Final Site Plan to change the use of a second floor apartment to a Personal Service Establishment (Hair Salon) on a 5,300 sq. ft. parcel located at 12 West Putnam Avenue in the CGBR and CGIO zones. (Staff: PL) (Must decide by 8/12/2020 per the Governor’s Executive Order. Maximum extension to decide available to 10/16/2020)
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   **PUBLIC HEARING**
   *(To commence after item #4 is heard)*

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7. **Mitchel and Lisa Scher;** application PLPZ 2020 00059 for a Final Site Plan and Special Permit to construct a new single family dwelling, pool house, pool and residential site improvements, the volume of which would exceed 150,000 cubic feet requiring a special permit per Section 6-101(a) of the Town of Greenwich Building Zone Regulations on a 7.9877-acre property located at 214 Clapboard Ridge Road in the RA-2 zone. *(Staff: BD) (Must open by 8/12/2020 per the Governor’s Executive Order.)* *(Maximum extension to open available to 10/16/2020.)*
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THAT WILL BE HEARD ON SUBSEQUENT MEETINGS:

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21 Calhoun Drive, LLC.; application PLPZ 2019 00474, for a zoning map amendment, to re-zone **21 Calhoun Drive** from the RA-1 to the RA-1-HO zone (as shown on a re-zoning map on file in the Town Clerk’s Office). Remove the detached garage and construct a new, second, single family dwelling between the existing dwelling and Calhoun Drive on a 1.8-acre property located at **21 Calhoun Drive** in the RA-1 zone. *(Staff: PL) (Left open at the 1/7/2020, 3/10/2020, and 6/2/2020 meetings.) (Must close by 7/15/2020 per the Governor’s Executive Order.) (Maximum extension to close granted.) (Seated: Alban, Macri, Levy, Fox, and Hardman.)
21 Calhoun Drive, LLC.; applications PLPZ 2019 00472 and PLPZ 2019 00473, for a final site plan and special permit, to rezone property to RA-1-HO. Remove the detached garage and construct a new, second, single family dwelling between the existing dwelling and Calhoun Drive on a 1.8-acre property located at 21 Calhoun Drive in the RA-1 Zone (but proposed to be in the RA-1-HO zone under application PLPZ 2019 00474.) (Staff: PL) (Left open at the 1/7/2020, 3/10/2020, and 6/2/2020 meetings.) (Must close by 7/15/2020 per the Governor’s Executive Order.) (Maximum extension to close granted.) (Seated: Alban, Macri, Levy, Fox, and Hardman.)

Meadowlark Manor LLC, application PLPZ 2020 00100 for a Final Site Plan and Special Permit to maintain a baseball field as a recreational area on a residential property requiring a special permit per Section 6-94(a)(2) of the Town of Greenwich Building Zone Regulations on a 4.6817-acre property located at 56 Clapboard Ridge Road in the RA-2 zone. (Staff: BD) (Left open at the 6/2/2020 Meeting.) (Must close by 7/7/2020.) (Maximum extension to close available to 9/10/2020. 90 days of statutory timeline may still be applied be the Governor’s Executive Order.) (Seated: Alban, Macri, Levy, Fox, and Hardman.)

Dunwoodie, LLC.; application PLPZ 2019 00468, for a zoning map amendment, to re-zone 102 through 118 Sheephill Road from the R-12 to the R-12-HO zone (as shown on a re-zoning map on file in the Town Clerk’s Office) (Staff: PL) (Left open at the 1/7/2020 and 6/2/2020 meetings.) (Must close by 7/15/2020 per the Governor’s Executive Order.) (Maximum extension to close granted.) (Seated: Alban, Macri, Levy, Fox, and Hardman)

Dunwoodie, LLC.; applications PLPZ 2019 00466 and PLPZ 2019 00467, for a preliminary site plan and special permit, to create a campus and rezone property from R-12 to R-12-HO. The combined lot area of the subject action would equal 96,780 sq. ft. of property and located at 102 through 118 Sheephill Road in the R-12 zone. (Staff: PL) (Left open at the 1/7/2020 and 6/22/2020 meetings.) (Must close by 7/15/2020 per the Governor’s Executive Order.) (Maximum extension to close granted.) (Seated: Alban, Macri, Levy, Fox, and Hardman)

The Town complies with all applicable federal and state laws regarding non-discrimination, equal opportunity, affirmative action, and providing reasonable accommodations for persons with disabilities. If you require an accommodation to participate, please contact the Commissioner of Human Services at 203-622-3800 or alan.barry@greenwichct.org as soon as possible in advance of the event.
TOWN OF GREENWICH
PLANNING AND ZONING COMMISSION

VIRTUAL MEETING held via Zoom

Please click here; to link to the audio recording file (.mp4) of the entire meeting. Please click here; to link to the transcribed audio file (.vtt) of the entire meeting.

JUNE 16, 2020

ACTION AGENDA
WITH DECISIONS

Regular Members Present and Seated:
Margarita Alban, Nicholas Macri, Peter Levy, Andy Fox, and Dave Hardman.

Alternate Members Present:
Victoria Goss, and Peter Lowe.

Alternate Member(s) absent:
Dennis Yeskey.

Staff Members Present:
Katie DeLuca, Director Planning and Zoning/Zoning Enforcement Coordinator/Town Planner, and
Patrick LaRow, Deputy Director Planning and Zoning/Assistant Town Planner.

REGULAR MEETING 5:00 PM

1. DISCUSSION ITEMS:
   a. 7 Finney Knoll, Lot #4 – 10’ wide Planting Strip; Revision to current approved planting plan dated 2/15/2006 by Studer Design Associates for the 10-foot-wide planting strip, approved as part of Final Subdivision # 1689, with the proposed landscape design by Troy’s Garden Nurseries, “Landscape Plan, Revision No. 5” dated 4/24/2020 and proposed drainage solution by Rocco V. D’Andrea, Inc. as noted on the Improvement Location Survey (ILS) dated 4/22/2020. (Staff: JP.)

   To view Staff Report, and application materials provided, please click here.
   To view updated comments from the Department of Public Works (DPW), please click here.
   To view a letter from Mr. Frangione to Mr. Marucci to show there is an ongoing discussion with DPW, please click here.

   Motion to find the revisions proposed to be acceptable subject to modifications as follows:
• Applicant may install drainage in the planting area as shown in the Rocco V. D’Andrea, Inc. Improvement Location Survey, last revised 4/22/2020.

• Applicant may keep the paver stones in planting area so long as the drainage installed offsets any additional runoff created as a result of its installation.

• The Landscaping Plan, revision number 5, as prepared by Troy's Nursery and dated 4/24/2020, may be installed but may be modified, if in the opinion of staff, it will not provide the mandated screening once fully established.

• Applicant will continue to work with staff to investigate drainage issues identified by neighbors including but not limited to:
  - Performing a dye test and letting staff and neighbors witness the testing.
  - Inspection during the next storm event to witness current conditions.

Moved by Macri, Seconded by Fox
Voting in Favor: Alban, Macri, Levy, Fox and Hardman
5-0

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Motion to approve final site plan with modifications.
Moved by Macri, Seconded by Fox.
Voting in Favor: Alban, Macri, Levy, Fox, and Hardman
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Continued to the 6/30/2020 meeting.
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*(Commenced after item #4 was heard)*

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**Round Hill Volunteer Fire Company, Inc.:** applications PLPZ 2020 00067, for a Final Site Plan and Special Permit, to renovate and construct a 1,311.57 sq. ft. addition to the existing firehouse, restriping the existing parking are to include 17 parking spaces and 1 new ADA space, expanding the existing club use, requiring and special permit, on a 30,644 sq. ft. property located at **166 Old Mill Road** in the RA-4 zone. *(Staff: PL) (Opened at the 5/19/2020 Meeting.) (Must close by 6/23/2020.) (Maximum extension to close available to 8/27/2020. 85 days of addition extension time still remains per the Governor’s Executive Order.)*

**21 Calhoun Drive, LLC.:** application PLPZ 2019 00474, for a zoning map amendment, to re-zone **21 Calhoun Drive** from the RA-1 to the RA-1-HO zone (as shown on a re-zoning map on file in the Town Clerk’s Office). Remove the detached garage and construct a new, second, single family dwelling between the existing dwelling and Calhoun Drive on a 1.8-acre property located at **21 Calhoun Drive** in the RA-1 zone. *(Staff: PL) (Left open at the
1/7/2020, 3/10/2020, and 6/2/2020 meetings.) (Must close by 7/15/2020 per the Governor’s Executive Order.) (Maximum extension to close granted.) (Seated: Alban, Macri, Levy, Fox, and Hardman.)

**21 Calhoun Drive, LLC.;** applications PLPZ 2019 00472 and PLPZ 2019 00473, for a final site plan and special permit, to rezone property to RA-1-HO and remove the detached garage and construct a new, second, single family dwelling between the existing dwelling and Calhoun Drive on a 1.8-acre property located at **21 Calhoun Drive** in the RA-1 Zone (but proposed to be in the RA-1-HO zone under application PLPZ 2019 00474.) (Staff: PL) (Left open at the 1/7/2020, 3/10/2020, and 6/2/2020 meetings.) (Must close by 7/15/2020 per the Governor’s Executive Order.) (Maximum extension to close granted.) (Seated: Alban, Macri, Levy, Fox, and Hardman)

**Meadowlark Manor LLC,** application PLPZ 2020 00100 for a Final Site Plan and Special Permit to maintain a baseball field as a recreational area on a residential property requiring a special permit per Section 6-94(a)(2) of the Town of Greenwich Building Zone Regulations on a 4.6817-acre property located at **56 Clapboard Ridge Road** in the RA-2 zone. (Staff: BD) (Left open at the 6/2/2020 Meeting.) (Must close by 7/7/2020.) (Maximum extension to close available to 9/10/2020. 90 days of statutory timeline may still be applied be the Governor’s Executive Order.) Seated: Alban, Macri, Levy, Fox, and Hardman.

**Dunwoodie, LLC.;** application PLPZ 2019 00468, for a zoning map amendment, to re-zone **102 through 118 Sheephill Road** from the R-12 to the R-12-HO zone (as shown on a re-zoning map on file in the Town Clerk’s Office) (Staff: PL) (Left open at the 1/7/2020 and 6/2/2020 meetings.) (Must close by 7/15/2020 per the Governor’s Executive Order.) (Maximum extension to close granted.) (Seated: Alban, Macri, Levy, Fox, and Hardman)

**Dunwoodie, LLC.;** applications PLPZ 2019 00466 and PLPZ 2019 00467, for a preliminary site plan and special permit, to create a campus and rezone property from R-12 to R-12-HO. The combined lot area of the subject action would equal 96,780 sq. ft. of property and located at **102 through 118 Sheephill Road** in the R-12 zone. (Staff: PL) (Left open at the 1/7/2020 and 6/2/2020 meetings.) (Must close by 7/15/2020 per the Governor’s Executive Order.) (Maximum extension to close granted.) (Seated: Alban, Macri, Levy, Fox, and Hardman)

*The Town complies with all applicable federal and state laws regarding non-discrimination, equal opportunity, affirmative action, and providing reasonable accommodations for persons with disabilities. If you require an accommodation to participate, please contact the Commissioner of Human Services at 203-622-3800 or alan.barry@greenwichct.org as soon as possible in advance of the event.*